



PLANNING BOARD
TOWN OF DEDHAM, MASSACHUSETTS
26 Bryant Street, Dedham, MA 02026

Robert D. Aldous, *Chairman*
Michael A. Podolski, *Vice Chairman*
John R. Bethoney, *Clerk*
Ralph I. Steeves
James E. O'Brien IV

Richard J. McCarthy, Jr.
Planning Director
781-751-9241

Susan N. Webster
Administrative Assistant
(781) 751-9242
Fax (781) 751-9225

FORM C

APPLICATION FOR DEFINITIVE SUBDIVISION PLAN APPROVAL

To be submitted to the Planning Board with:

1. Designer's Certificate Form D.
2. The fees specified in Section 2.2.
3. Written evidence that the Town Clerk has been notified of the date of submission by delivery or by certified mail.
4. Written consent of the owner in instances where the applicant is not the owner of the land.
5. An affidavit filed by the owner of the land stating that the title to the premises is in the name of the owner and free of all encumbrances or with the encumbrances set forth.
6. A written statement from the designer, if so required by the Board, documenting the source or sources of information concerning the location of boundaries.
7. An original reproducible copy and seven (7) contact prints of plans conforming to the requirements of Section 2.5.6.
8. Written evidence that two (2) contact prints of the plans have been delivered to the Board of Health.
9. An affidavit of service stating that two (2) copies of the Definitive Plan have been delivered by hand or by registered mail to each of the agencies listed in Section 2.5.4.
10. A list of all owners of land abutting the subdivision as certified by the Dedham Board of Assessors dated no earlier than fourteen (14) days prior to the date of plan submission.
11. Two copies of the Drainage Analysis conforming to the requirements of Section 3.6.4.
12. A Drainage Report conforming to the requirements of Section 3.6.5.

Dedham, MA _____, 20 ____

TO THE PLANNING BOARD OF THE TOWN OF DEDHAM:

The undersigned applicant(s), being the owner(s) of all land included within a proposed subdivision and shown on the accompanying plan entitled _____, dated _____, by _____, submits said plan as a definitive plan of the proposed subdivision and makes application to the Planning Board for the approval.

1. A preliminary plan of the proposed subdivision
 - a. has not been submitted to the Planning Board, or
 - b. has been submitted but has not been approved, or
 - c. has been approved by the Planning Board on _____ and this definitive plan is based on the approved preliminary plan and incorporates modifications required by the Board at the time of preliminary plan approval.

2. The land within the proposed subdivision is subject to the following easements and restrictions:
-
-
-
-
3. There are appurtenant to the land within the proposed subdivision the following easements and restrictions over the land of others:
-
-
-
-
4. The applicant agrees, if the definitive plan is approved, to construct and install all streets, utilities, and improvements within or to serve the proposed subdivision required by the Rules and Regulations of the Planning Board in force on the applicable date for this application.
5. The applicant further agrees, if the definitive plan is approved, to furnish the Planning Board performance guarantee for said construction and installation by one of the methods described in section 2.5.19 of the Rules and Regulations before the Board endorses its approval on the plan, and to furnish the Planning Board four (4) full-size copies of all signed plans promptly upon receipt of the approved and signed originals from the Board.
6. The applicant further agrees to promptly record or register the approved and signed lot plans and street construction plans and profiles in the Norfolk County Registry of Deeds or Land Registration Office, and not to sell or otherwise convey any of the lots within the subdivision until the plans have been recorded, even if otherwise authorized to do so by the filing of a performance bond or other security.
7. The applicant further agrees to complete all of the work required by the Rules and Regulations within 24 months after the approval and endorsement of the plan, unless a different period of time is required by the Planning Board and stipulated in the performance guarantee furnished. Portions of the subdivision in which construction has not commenced shall be left in their natural state and kept clean and compatible with adjacent land.
8. The applicant further agrees that if the definitive plan is approved the applicant shall cover the rights and easements in streets and utilities, as provided in Section 2.5.31 of the Rules and Regulations of the Planning Board, upon completion of construction and installation or when requested to do so.

The owner's title to the land is derived under deed(s) from _____, dated _____ and recorded in Book(s) _____, Pages _____, in Norfolk Deeds or as Certificate No. _____, Land Court Plan _____.

Signature of Applicant(s)* _____

Address _____

* If there is more than one owner, all must sign.